

POLICY No:	70
POLICY TITLE:	GUIDELINES FOR ERECTION OF SHED
SECTION RESPONSIBLE:	ENVIRONMENT AND PLANNING
MINUTE No:	1341
REVIEW DATE:	30TH JUNE, 2010

APPLICATION:

This guideline applies to all sheds within the following planning zones within Greater Hume Shire:

- Residential zones and 1 d non-urban in the former Holbrook Shire;
- 2 v Village and 1 c Rural zones in the former Culcairn Shire and
- Residential (Low Density), Township and Rural (Living) zones in the former Hume Shire Council.

OBJECTIVE:

To control the construction of sheds within the closely settled residential areas of the shire, providing some certainty of development standards for residents, and improving determination time.

Locality - Residential zones in the former Holbrook Shire, 2 v zone in the former Culcairn Shire and Township zone in the former Hume Shire

POLICY

A shed in the above zones:

1. must not be used for, or associated with, commercial or industrial purposes.
2. must be constructed of material with a registered Colourbond finished
3. must be located behind the dwelling

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4. Shall have a wall height not in excess of 2.7 m
5. shall have a maximum floor area not exceeding 90 m²; and a minimum of 20 percent of the rear yard must be soft landscaped, that is, not a hard surface (including roof coverage).
6. Shall be designed and certified by a professional engineer
7. shall be located 900 mm from rear and side property boundary line; and dwelling
8. shall be located not less than 1 metres from any easements or 2 m from public sewer main
9. shall only be permitted if no other shed exists on the allotment
10. shall be associated with an established built dwelling on the allotment.
11. Roof pitch must not exceed 20 degrees

Locality - 1 d Non-Urban zone in the former Holbrook Shire, 1 c Rural zone in the former Culcairn Shire and Residential (Low Density) and Rural (Living) zones in the former Hume Shire

A shed in the above zones:

1. must not be used for, or associated with, commercial or industrial purposes.
2. must be constructed of material with a registered Colourbond finished
3. must be located behind the dwelling
4. shall have a wall height not in excess of 3.6 m
5. shall have a maximum floor area not exceeding 120 m²
6. shall be designed and certified by a professional engineer
7. shall be located 900 mm from rear and side property boundary line; and dwelling.
8. shall be located not less than 1 metres from any easements or 2 metres from public sewer main
9. shall only be permitted if no other shed exists on the allotment
10. shall be associated with an established built dwelling on the allotment.
12. Roof pitch must not exceed 20 degrees

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NOTIFICATION AND CONSENT

Sheds complying with the above requirements will not be notified to adjoining neighbours or advertised and development consent will be issued within 10 working days from the date of submission.

Adopted by Council 20 February 2008